

DEVELOPMENT REVIEW COMMITTEE – December 15, 2020
CONDITIONS OF APPROVAL

130-G N. Santa Cruz Avenue
Conditional Use Permit Application U-20-010

Requesting approval for a modification of an existing Conditional Use Permit for a restaurant (Loma Brewing Company) with alcohol service on property zoned C-2. APN 529-03-044.

PROPERTY OWNER: Vargo Properties
APPLICANT: Kevin Youkilis

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. RESTAURANT USE: A restaurant with alcohol service including outdoor seating is permitted.
3. HOURS OF OPERATION. The maximum hours of operation shall be as follows:
 - a. 6:30 AM to 11:00 PM Sunday through Thursday
 - b. 6:30 AM to 1:00 AM Friday, Saturday, holidays, and evenings before holidays.
4. LIVE ENTERTAINMENT. Live entertainment until 10:00 p.m. is permitted in conformance with the Town Policy regulating Late Night Entertainment.
5. BREWERY WASTE. Solid brewing waste products shall be stored within building in sealed, air-tight containers and removed within 24 hours of the time the waste products are generated. Such containers shall be cleaned after each use with the residue trapped and discharged to the sanitary sewer. Should sanitary sewer discharges from the facility be increased above average levels, the brewery operator shall contact the Regional Water Quality Control Plant for disposal instructions prior to disposal.
6. BREWERY EQUIPMENT NOISE. If it is determined that noise emitted from the brewing equipment exceeds ambient noise levels as established by Town Code, the Town will require the applicant to implement necessary insulation or noise mufflers as needed to abate any violations of the Noise Ordinance.
7. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
8. LAPSE FOR DISCONTINUANCE. If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
9. SALE OF BEER FOR OFF-SITE CONSUMPTION. Sale of beer for off-site consumption is allowed.
10. GENERAL: Uniformed privately provided security guards may be required in or around the premises by the Chief of Police if alcohol related problems recur that are not resolved by

the licensed owner.

11. DELIVERIES: Deliveries shall be limited to the hours of 9:00 a.m. to 7:00 p.m.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.